

PRELIMINARY DRAFT

CITY OF LOS ANGELES DEPARTMENT OF CITY PLANNING

ENVIRONMENTAL ASSESSMENT FORM

CASE NO. _____ Council District _____

Related Case: _____ Atlas Pg; Bk; Ref. No. _____

PROJECT DESCRIPTION: _____

COMMUNITY PLAN: _____ DOES NOT CONFORM/QUAD: _____

Land Use indicated: _____ Vacancy Factor _____ %

CLEARANCE REQUIRED:

Seismic Study Area/Hillside Grading Area/Ecologically Important Area

Archaeological/Paleontological/Historical/Coastal Zone/Sta. Monica Mtn. Zone

Air/Major Street/Housing/Flood (Map # _____) State Clearing House/SCAG

OFFICE USE ONLY - ABOVE DOUBLE LINE

TO BE COMPLETED BY APPLICANT - PLEASE TYPE OR PRINT

PROJECT ADDRESS: 19503 S. Normandie Avenue Community Harbor Gateway

Between 190th Street and Del Amo Boulevard

APPLICANT NAME: McDonnell Douglas Realty Company Phone (310) 627-3000

Address 4060 Lakewood Boulevard City Long Beach, CA 90808

If applicable

AGENT'S COMPANY: Planning Consultants Research Phone (310) 451-4488

CONTACT PERSON: Craig Fajnor, Project Manager

Address 233 Wilshire Blvd., Suite 130 City Santa Monica, CA 92651

The following Exhibits are required (3 copies of each exhibit and 3 Environmental Assessment Forms for projects in Coastal & S.M. Mtn. Zones): All Exhibits should reflect entire project, not just area in need of zone change, variance, or other alteration.

- A. 2 Vicinity Maps (8-1/2" x 11") showing nearby street system, public facilities and other significant physical features (similar to road maps, Thomas Brothers Maps, etc.) with project area circled.
- B. 2 Radius Maps (1" = 100' scale) showing land use and zoning to 500 feet (100 feet of additional land use beyond the radius for alcoholic beverage cases); 100' radius line (excluding streets) okay for Coastal building permits 300' for site plan review applications.
- C. 2 Plot Plans showing the location and layout of proposed development including dimensions; including topographic lines where grade is over 10%; tentative tract or parcel maps where division of land is involved to satisfy this requirement, and the location and diameter of all trees existing on the project site.
- D. Application - a duplicate copy of application for zone change, (including Exhibit "C" justification) batch screening form periodic comprehensive general plan review and zone change map, variance, conditional use, subdivider's statement, etc.
- E. Pictures - two or more pictures of the project site showing walls, trees and existing structures.

ENVIRONMENTAL ASSESSMENT

APPROVED BY: _____

DATE: _____

APPLICATION ACCEPTED BY: _____

RECEIPT NO. _____ DATE: _____

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- I. Briefly describe the project and permits necessary (i.e., Tentative Tract, Conditional Use, Zone Change, etc.) including and identification of phases and plans for future expansion:

The proposed project consists of the development of a retail "power center" and an office/industrial park on a 153-acre site currently occupied by industrial warehouse buildings. The first phase of the project consists of the construction of 450,000 square feet of commercial development and 2,400 parking spaces on the northern end of the site. The 450,000 square feet of retail space will include 30,000 square feet of restaurants and a theater with up to 4,000 seats. The second and third phases include the construction of an estimated 1.65 million square feet and 910,000 square feet, respectively, of industrial park space. The project includes construction of internal access roads. Required permits include a vesting tentative tract map, conditional use permits (CUP) for restaurant uses, a development agreement, and a variance or other entitlement for parking.

II. Existing Conditions:

A. Project Site Area TBD Net and TBD Gross Acres

B. Existing Zoning M3-1

C. Existing Use of Land Industrial

D. Existing General Plan

Requested General Plan

Designation Heavy Industrial

Designation No change

E. Number IN PREPARATION type _____ and age \pm _____ of structures to be removed as a result of the project. If residential dwellings (apts., single-family, condos) are being removed indicated the: number of units: N/A and average rent: N/A Is there any similar housing at this price range available in the area? N/A If Yes, where _____

F. Number IN PREPARATION, Trunk Diameter IN PREPARATION and type _____ of existing trees.

G. Number IN PREPARATION, Trunk Diameter IN PREPARATION and type _____ of trees being removed (identify on plot plan).

H. Slope: State percent of property which is:

100 Less than 10% slope
_____ 10-15% slope
_____ over 15% slope

If slope over 10% exist,
a topographic map will be
required. Over 50 acres -
1" = 200' scale is okay

I. Check the applicable boxes and indicate the condition of the Plot Plan: There are () natural or man-made drainage channels, (x) rights-of-way and/or () hazardous pipelines crossing or immediately adjacent to property. () None of the above.

J. Grading: (specify the total amount of dirt being moved)

TBD 0-500 cu. yds.

TBD if over 500 cu. yds. indicate amount of cu. yds.

K. Import/Export: Indicate the amount of dirt being imported TBD or exported TBD *

* Projects involving import/export of 1000 cubic yards or more are required to complete a Haul Route Form and Haul Route Map.

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If project involves more than one phase or substantial expansion or change of existing uses, please document each portion separately, with the total or project details written below. Describe entire project, not just are in need of zone change, variance, or other alteration.

III. Residential project (if not residential, do not answer)\

- A. Number of Dwelling Units-
Single Family N/A
Apartment N/A or Condominium N/A
- B. Number of Dwelling Units with:
One bedroom _____ Two bedrooms _____
Three bedrooms _____ Four or more bedrooms _____
- C. Total number of parking spaces provided _____
- D. List recreational facilities of project _____
- E. Approximate price range of units \$ _____ to \$ _____
- F. Number of stories _____, height _____ ft.
- G. Type of appliances and heating (gas, electric, gas/electric, solar) _____
Gas heated swimming pool? _____
- H. Describe night lighting of the project _____
(Including Plan for shielding light from adjacent uses, if applicable)
- I. Percent of total project proposed for: Building _____
Paving _____
Landscaping _____

IV. Commercial, Industrial or Other Project (if project is only residential do not answer this section). Describe entire project, not just area in need of zone change, variance, or other alteration.

IV.1 Phase 1

- A. Type of use Commercial (retail power center)
- B. Total number of square feet of floor area Approximately 450,000
- C. Number of units if hotel/motel N/A
- D. Number of stories 2, height Maximum of 44 ft.
- E. Total number of parking spaces provided: 2,400
- F. Hours of operation Regular business hours Days of operation 7 days/week
- G. If fixed seats or beds involved, number Up to 4,000 theater seats
- H. Describe night lighting of the project Security & parking lot lighting/building signage
(Including Plan for shielding light from adjacent uses, if applicable)
- I. Number of employees per shift Approximately 1,000-1,100 total
- J. Number of students/patients/patrons Unknown at this time
- K. Describe security provisions for project Unknown at this time
- L. Percent of total project proposed for: Building 30
Paving 60
Landscaping 10

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IV.2 Phase 2

- A. Type of use Office & industrial park
- B. Total number of square feet of floor area Approximately 1.65 million
- C. Number of units if hotel/motel N/A
- D. Number of stories Unknown at this time, height Unknown at this time ft.
- E. Total number of parking spaces provided: Unknown at this time
- F. Hours of operation Normal business hours Days of operation Monday through Friday
- G. If fixed seats or beds involved, number N/A
- H. Describe night lighting of the project Security and parking lot lighting
(Including Plan for shielding light from adjacent uses, if applicable)
- I. Number of employees per shift Approximately 2,200 to 3,200
- J. Number of students/patients/patrons N/A
- K. Describe security provisions for project Unknown at this time
- L. Percent of total project proposed for: Building Unknown at this time
Paving Unknown at this time
Landscaping Unknown at this time

IV.3 Phase 3

- A. Type of use Industrial park
- B. Total number of square feet of floor area Approximately 910,000
- C. Number of units if hotel/motel N/A
- D. Number of stories Unknown at this time, height Unknown at this time ft.
- E. Total number of parking spaces provided: Unknown at this time
- F. Hours of operation Normal business hours Days of operation Monday through Friday
- G. If fixed seats or beds involved, number N/A
- H. Describe night lighting of the project Security and parking lot lighting
(Including Plan for shielding light from adjacent uses, if applicable)
- I. Number of employees per shift Approximately 1,200 to 1,800
- J. Number of students/patients/patrons N/A
- K. Describe security provisions for project Unknown at this time
- L. Percent of total project proposed for: Building Unknown at this time
Paving Unknown at this time
Landscaping Unknown at this time

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- V. Stationary Noise Clearance - A clearance may be necessary certifying the project's equipment (i.e., air conditioning) complies with City Noise Regulations.

Some projects may require a noise study. The EIR staff will inform those affected by this requirement.

VI. Selected Information:

A) Circulation: Identify by name all major and secondary highways and freeways within 1,000 feet of the proposed project; give the approximate distance(s):
Interstate 405 (500 feet); Interstate 110 (4,300 feet); Western Avenue (adjacent); 190th Street (adjacent); Normandie Avenue (adjacent)

B) Air: All projects that are required to obtain AQMD permits (see AQMD Rules and Regulations) are required to submit written clearance from the AQMD indicating no significant impact will be created by the proposed project.*

C) Noise: Projects located within 600 feet of railroad tracks indicate the number of trains per day.**

Day 7 am - 10 pm Southern Pacific Line - average of 2; Santa Fe Line - average of 4
Night 10 pm - 7 am Santa Fe Line - average of 2

VII. Mitigating Measures:

Feasible alternatives or mitigation measures which would substantially lessen any significant adverse impact which the development may have on the environment.

Appropriate mitigation measures will be identified during the environmental review process.

* Contact the South Coast Air Quality Management District at 572-6418 for further information.

** For information, contact:

Southern Pacific Train Dispatcher	629-6559
Union Pacific Engineering	725-2313
Santa Fe Train Master	267-5546

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APPLICANT/CONSULTANT'S APPLICANT

OWNER MUST SIGN AND BE NOTARIZED;

IF THERE IS AN AGENT, THE AGENT MUST ALSO SIGN AND BE NOTARIZED

I, _____
Owner (Owner in escrow)*
(Please Print)

I, _____
Consultant*
(Please Print)

Signed: _____
Owner

Signed: _____
Agent

being duly sworn, state that the statement and information contained in this Environmental Assessment Form are in all respects true and correct to the best of my knowledge and belief.

State of California, County and City of Los Angeles\

Signed: _____
Notary

Signed: _____
Notary

Subscribed and sworn to before me

this _____ day of _____, 19 ____

(NOTARY or CORPORATE SEAL)

Subscribed and sworn to before me

this _____ day of _____, 19 ____

(NOTARY)

* If acting for a corporation, including capacity and company name.

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